



TOWN OF EAST HAMPTON

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Planning Department
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March 6, 2020

To: Planning Board

From: JoAnne Pahwul, AICP
Assistant Planning Director

Re: Cohen/Tepper Lot Line Modification
SCTM#300-167-3, 14, 15, 16, & 17

Last Review Date: December 4, 2019

Items and Date Received: The following was received on December 27, 2019 and February 28, 2020

- Revised survey prepared by Saskas Surveying Co., P.C. and dated February 27, 2020;
- Revegetation Plan (101) prepared by Due East Planning Inc. and dated December 6, 2019;
- Copy of filed scenic easement;
- Copy of filed road widening easement.

Background Information:

Application is made to revise the lot lines of two Urban Renewal parcels located in a B Residence zoning district on Town Lane and Royal Street. An area of 4,000 sq. ft. is proposed to be transferred from Lot 2 to Lot 1. Lot 1 is improved with a two story residence and Lot 2 is vacant. The Urban Renewal Map Study requires a scenic easement along Town Lane and 10' road widening easements along Royal Street.

During the initial review, the Planning Board requested the following additional information:

- The map should be revised to indicate the square footage of the scenic easement, and the lot area calculations should clarify that the road widening easement is not included;
- A revegetation plan for the clearing within the easement;
- A copy of the existing or proposed easements;
- Current ownership of the lots.



Issues for Discussion:

Lot Area Calculations

The lot area calculations were updated to exclude the area of the road widening easement and also to add a 7.5' strip of Royal Street, an urban renewal street. With these revisions, the lot area of Lot 1 will be 17,289 sq. ft., excluding the area of the road widening easement and Lot 2 22,283 sq. ft., after excluding the area of the road widening easement and incorporating a portion of Royal Street into the lot area.

However, the Old Filed Map call for the northerly half of the 30' wide right of way of Royal Street to be opened as access to SCTM#300-167-3-20.9 and the southerly half of the right of way being abandoned. A driveway to lot 20.9 already exists in this 15' wide strip and the survey shows that it is within the area that the applicant wants to abandon, so would require the relocation of this driveway. It would also require a hearing and the notification of the property owner who is currently slated to acquire the entire 15' strip.

The applicant's proposal would also require a modification of the UR map to keep the center 15' of the 30' wide right of way open and the abandonment of 7.5' of the right of way to the north and 7.5' to south, rather than abandon to the center line. This would be an exception, as Old Filed Map abandonments are set so as each adjoining lot has a right

to abandon to the centerline, except where driveways are required. It is noted that there is another example of this proposal occurring in this map.

With the subtraction of the road widening easement, the lot area of Lot 2 became 19,690 sq. ft. or less than the 20,000 required under zoning and would have required a variance. The other alternative is for the lot to reconfigure the lot lines so as to take 310 sq. ft. from Lot 1. The applicant has indicated that this would create difficulty with the approval from the SCDHS and may require approval from the Board of Review.

Easements & Revegetation

The map was revised to indicate that the area of the scenic easement is 4,912 sq. ft. and to indicate that the cleared areas of the easement will be revegetated.

A revegetation plan was submitted that shows that 1,050 sq. ft. of the scenic easement on Lot 1 has been cleared and will be revegetated with native shrubs and trees. The revegetation plan appears to be acceptable.

Copies of the 35' wide scenic easement and 10' road widening easement, both filed in 2001 were submitted to the file.

Conclusion

As proposed, the proposed lot reconfiguration is dependent on the Town Board modifying the urban renewal map, the notification of the property owner currently slated to acquire the entire 15' wide area of the abandoned road, and the owner of SCTM#300-167-3-20.9 agreeing to relocate an existing driveway.

Planning Board Consensus:

The Board should discuss with the applicant whether the lot line modification can be accomplished without a modification of the urban renewal map.

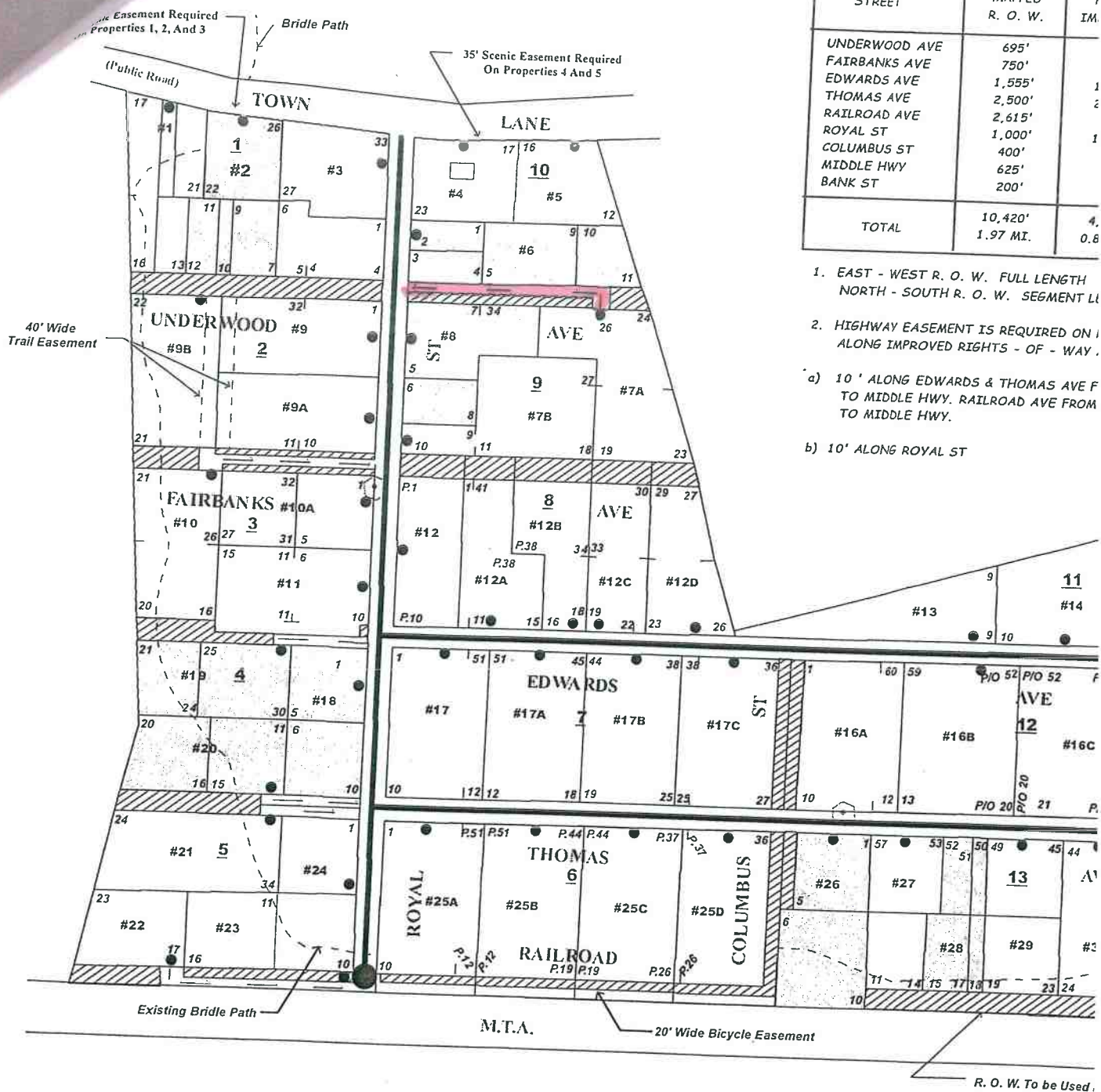
Additional comments: _____

Additional Board Comments:

MAP NO. 501
MONTAUK VILLA PARK

STREET	MAPPED R. O. W.	IM.
UNDERWOOD AVE	695'	
FAIRBANKS AVE	750'	
EDWARDS AVE	1,555'	1
THOMAS AVE	2,500'	2
RAILROAD AVE	2,615'	
ROYAL ST	1,000'	1
COLUMBUS ST	400'	
MIDDLE HWY	625'	
BANK ST	200'	
TOTAL	10,420'	4.
	1.97 MI.	0.6

1. EAST - WEST R. O. W. FULL LENGTH
NORTH - SOUTH R. O. W. SEGMENT LI
2. HIGHWAY EASEMENT IS REQUIRED ON I
ALONG IMPROVED RIGHTS - OF - WAY .
- a) 10' ALONG EDWARDS & THOMAS AVE F
TO MIDDLE HWY. RAILROAD AVE FROM
TO MIDDLE HWY.
- b) 10' ALONG ROYAL ST



GENERAL NOTE:
ALL ROADS AND DRAINAGE IMPROVEMENTS
ARE TO BE MADE IN ACCORDANCE WITH
SECTION 220 OF THE TOWN CODE.

MONTAUK VILLA PARK
MAP NO. 501
RESIDENCE DISTRICT B EX
HIGHWAY IMPROVEMENT & MAINTENANCE